

MARLBORO TOWNSHIP ZONING BOARD

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MARCH 11, 2014

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THE MEETING OF THE MARLBORO TOWNSHIP ZONING BOARD WAS CALLED TO ORDER BY THE ZONING BOARD CHAIRMAN MICHAEL SHAPIRO AT THE MARLBORO TOWNSHIP OFFICES, 1979 TOWNSHIP DRIVE, MARLBORO AT 8:00P.M.

MR. SHAPIRO READ THE MEETING NOTICE, ADEQUATE NOTICE PURSUANT TO THE OPEN PUBLIC MEETING ACT OF 1977 HAS BEEN GIVEN OF THIS MEETING BY PUBLICATION IN THE ASBURY PARK PRESS, AND BY POSTING IN THE MUNICIPAL BUILDING IN THE TOWNSHIP OF MARLBORO, FILED IN THE TOWNSHIP CLERK'S OFFICE AND PLACED ON THE TOWNSHIP WEBSITE AND CHANNEL 77.

ROLL CALL

**PRESENT ... MR. SOLON, MR. LEVIN, MR. ZWERIN, MR. WEILHEIMER,
MR. SHAPIRO, MS. DI GRANDE, DR. ADLER, MR. WILDMAN**

ABSENT... NONE

**PROFESSIONALS PRESENT... MS. NEUMANN, MR. CUCCHIARO, SARAH
PARIS (Admin.Officer)**

SALUTE THE FLAG

PUBLIC SESSION

Adam Szatmari – 45 Texas Road
Issues regarding the approval of Insurance Auto Auction

**Z.B. 14-6496 ANTHONY & JOSEPHINE GALANTE – PUBLIC HEARING – BULK
VARIANCE**

Ms.DiGrande stepped down from this application.

The subject 30,261 s.f. property is located at 370 Deerfield Road, Block 180 Lot 83.06, within the R 40/30 zone. Currently the property contains a two story dwelling with associated walks, rear decks and a paved driveway along Deerfield Road. The property is encumbered by wetlands along the front southwest portion of the property as well as a 25 foot wide drainage easement near the northwest property corner.

The applicant is seeking Bulk Variance Approval to construct an in ground swimming pool in violation of the required rear yard setback. In addition, an approximately 2 foot high Allan Block retaining wall and perimeter fencing are proposed.

Workshop

Offered: Mr. Shapiro

Second: Dr. Adler

The Board had no issues with this application.

Out of Workshop

Offered : Mr.Shapiro

Second Mr. Zwerin

A motion in the affirmative was offered by Mr.Shapiro, seconded by Mr.Wildman. In favor: Mr. Solon, Mr. Levin, Mr.Zwerin, Mr. Weilheimer, Mr. Shapiro, Dr. Adler, Mr. Wildman.

Z.B. 14-6502 DIANE FRIEDMAN – PUBLIC HEARING – BULK VARIANCE

The subject 39,758 s.f. property is a corner lot located at 7 Pierson Road, Block 180.01 Lot 34, within the R-40/30 zone. The site has 202 feet of frontage along Pierson Road to the north and 234 feet of frontage along Crine Road to the east. Currently, the property contains a two story swelling with associated walks and a paved driveway from Pierson Road. A drainage easement encumbers the property at the roadway intersection and a 10 foot wide shade tree and utility easement also exists onsite along the Pierson Road right-of-way.

Diane Friedman, applicant that she is proposing to construct a 6 foot high aluminum fence from the southeast rear corner of the dwelling to an 8 foot setback from the Crine Road right-of-way following along said right-of-way to the rear corner of the property.

The applicant agreed to plant trees only on the outside of the fence.

PUBLIC HEARING OPENED

No one from the public spoke.

Motion for Workshop:

Offered: Shapiro

Second: Weilheimer

The Board had no issues with this application

Out of Workshop

Offered: Shapiro

Second: Levin

A motion in the affirmative was offered by Mr. Shapiro, seconded by Mr. Levin. In favor: Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Mr. Shapiro, Ms. DiGrande, Dr. Adler, Mr. Wildman.

P.B. 13-6494 SUC HETA BHATTACHARYA – PUBLIC HEARING – BULK VARIANCE

The subject 30,000 s.f. property is located at 3 Yorktown Road, Block 159 Lot 10.07, within the R-80 zone. The site has 150 feet of frontage along Yorktown road approximately 147 feet north of the Saratoga Court intersection. Currently the property contains a two story dwelling with associated walks, driveway and rear deck.

Ms. Bhattacharya stated they are proposing to construct a 1,470 s.f. paver patio and walkway area, including a fire pit area along the rear of the existing dwelling, which would exceed the permitted lot coverage. The site is severely constrained by wetlands which limits the location of any improvements

PUBLIC HEARING OPENED

No one from the public spoke

Motion for Workshop

Offered: Shapiro

Second: Adler

The Board had no issues with this application.

Motion Out of Workshop

Offered: Shapiro

Second: Adler

A motion in the affirmative was offered by Mr. Shapiro, seconded by Mr. Wildman. In favor: Mr. Solon, Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Mr. Shapiro, Ms. DiGrande, Dr. Adler, Mr. Wildman.

Z.B. 13-6486 TMC MARLBORO, LLC. – CONTINUED PUBLIC HEARING – USE VARIANCE

The applicant requested a six (6) month Extension of Time and will renote when a date is determined.

A motion to adjourn was offered by Mr. Shapiro, seconded by Mr. Levin. One vote was cast.

Respectfully submitted

Donna Pignatelli